

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
NOVEMBER 16, 2004**

The regular session of the Auburn City Planning Commission was called to order on November 16, 2004 at 6:30 p.m. by Chairman Nesbitt in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Hale, McCord, Smith, Snyder, Chrm.
Nesbitt

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director;
Reg Murray, Associate Planner;
Janet Ferro, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

None

ITEM IV: PUBLIC COMMENT

None.

ITEM V: PUBLIC HEARING ITEMS

- A. **Tentative Subdivision Map, Civic Design, and Tree Permit – 10700 Indian Hill Road (Indian Hill Office Park) – File SUB 04-3, CD 04-1, TP 04-7.** The applicant requests approval of commercial office development that includes up to five (5) two-story buildings totaling up to 45,064 square feet. The development request includes a Civic Design for site de-

sign, a Tentative Subdivision Map to subdivide the property and create office condominium units, and a Tree Permit for the removal of protected trees. THIS ITEM WAS CONTINUED FROM THE MEETING OF OCTOBER 19, 2004. *THE APPLICANT REQUESTS A CONTINUANCE TO THE MEETING OF DECEMBER 21, 2004.*

Reg Murray reported that the applicant now desires a continuance until the meeting of January 4, 2005 so that more issues can be worked out before the meeting. Staff supports the request.

The public hearing was opened.

There was no one wishing to speak and the public hearing was closed.

Comm. McCord **MOVED** to continue the public hearing for this item to Tuesday, January 4, 2005.

Comm. Smith **SECONDED**.

AYES: Snyder, Hale, McCord, Smith, Chrm. Nesbitt
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

**B. Use Permit and Tree Permit – 299 Nevada Street, SW
Corner Nevada Street & Blocker Drive (Creekside
Business Park) – File UP 04-7, TP 04-15.**

The applicant requests approval of a Use Permit to allow an off-site sign at the southwest corner of Nevada Street and Blocker Drive for the Creekside Business Park, which is located at 11025-11125 Blocker Drive. A Tree Permit is required due to a portion of the sign being located within the critical root zone of protected trees.

Director Wong gave the staff report. On October 21, 2003 the Planning Commission approved a Civic Design, Tentative Parcel Map and Tree Permit for an office park development located at 11025-11125 Blocker Drive. A Use Permit is required for any off-premise sign and a Tree Permit is required due to a portion of the proposed sign being located within the critical root zone of the protected trees. The applicant stated that the proposed monument sign

is needed in order to direct the public to the Creekside Business Park development and the sign is architecturally consistent with the Creekside Business Park. He gave additional information on the design of the sign and noted that staff approves of the proposal.

Comm. Smith inquired about the planter area that was a part of the proposed sign design, and he wanted information on how the plants would be watered and maintained.

The public hearing was opened.

Paul Aronowitz, co-owner of the business park, advised that there would be a landscaping company who would maintain the common area of the business park as well as the plants in the decorative sign. He added that the steps in the design of the sign, as well as the planter, would also be an amenity for the area. The sign will be located close to a bus stop and train station and was designed so that people could sit on the steps and enjoy the plants. He then introduced Dan Eriksson, with Comstock Johnson Architects, to answer further questions.

Comm. Snyder suggested art work in place of the planter so that watering and regular maintenance would not be a problem.

Dan Eriksson, project architect, gave additional information. He stated that given the public location of the monument sign, he felt that artwork might be an “attractive nuisance” at that location and he added that if the plants required watering more than once a week it would be taken care of by the owners of the business park. He advised that there was no lighting planned at this time.

The public hearing was closed.

The Commissioners further discussed landscaping and lighting in the area.

Comm. Smith wanted assurance that if people would be walking on the proposed steps they would be constructed to meet building code. Director Wong assured him that the Building Department would review the plan before permit issuance.

Comm. Smith **MOVED** to:

- A. Find the project Categorically Exempt from the California Environmental Quality Act per Sections 15303, 15304 and 15312;

- B. Approve the Use Permit for the off-premise sign at the southwest corner of Nevada Street and Blocker Drive for the Creekside Business Park subject to the conditions and findings listed in Exhibit "A" of the staff report
- C. Approve the Tree Permit for the Creekside Business Park subject to the conditions and findings listed in Exhibit "A" of the staff report.

Comm. McCord **SECONDED.**

AYES: Snyder, Hale, McCord, Smith, Chrm. Nesbitt
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

ITEM VI:

**COMMUNITY DEVELOPMENT DEPARTMENT
FOLLOW-UP REPORTS**

A. City Council Meetings

Director Wong reviewed recent City Council meetings.

B. Future Planning Commission meetings.

Director Wong discussed future meetings.

C. Reports

None.

ITEM VII:

PLANNING COMMISSION REPORTS

None.

ITEM VIII:

FUTURE PLANNING COMMISSIONN AGENDA ITEMS

Comm. Smith asked for a status report on painting of the railing behind Pistol Pete's and the issue of 105 Terrace Street. Director Wong advised that further steps would have to be taken on the railing issue, and staff is working with the applicant on Terrace Street and plans have been submitted to the Building Department.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary